

**The
History and Present Position
of the University Site
Question.**



Address Delivered by

Isaac Pitblado, K.C., LL.D.

**to The University of Manitoba Alumni Association
on Tuesday Evening, February 23rd, 1926
in Lecture Theatre "A" of the
University of Manitoba**



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Mr. President, Ladies and Gentlemen :

I believe that some years ago I was present at the first meeting of the Alumni Association and on behalf of the University at that time I presented to the Alumni and their friends the past problems, the present problems and the future problems of the University. At that time I spoke among other things about the problem of a site and I spoke about that problem as one which at that time had been settled and solved, but I am afraid that what was then thought to be settled and solved is still in a somewhat unsolved position. The reason I am speaking on this subject to-night is this: If I were to go to the Chairman of the Board of Governors of the University and if I were to say to him, "Mr. Machray, where is the future site of the University? Where are the new buildings to be built, if there are to be new buildings?" Mr. Machray would be compelled to say, "I do not know." I would then go to President MacLean and ask the same question and he would be compelled to give me the same answer. I would then go to the Premier of this Province, and I do not know if he would give me any answer at all, but if he did, I think he would say "I am not prepared to say where the future site of the University is to be."

I am not here to discuss the site problem in any critical or controversial spirit, but simply to lay before the Alumni of this University, and those who are interested in the University, the history of this question and the present position of it. I may say this, that I feel—and I think I can quote to you the opinion of others as well—that if this University is to make any real advancement, if you are to see it go ahead along the lines that the Chairman of the Board of Governors has spoken about, it must have some ideal as to site, and some ideal as to buildings, and we cannot go ahead simply marking time and trusting that the future

year or years will help any of us to solve the problem in some kind of way. There is only one way to solve this problem of site, and that is openly and above board, and to solve it for all time. I do not know where the University site is to be, and I do not know anyone in the Province who can tell me.

Broadway Site

Now the first site—I want to discuss all the sites that we have—the first site that this University ever had is this present Broadway site. Our present position as to site largely comes about on account of the history of this University. As Mr. Machray has said, this University was not always a teaching body. In the early days it was an examining body, and until it started to teach it did not need a site at all, and it did not need buildings. You can have offices pretty nearly anywhere, and an examination hall was easily hired. That is what we did. But the time came when those who were connected with the University felt that there must be a teaching University. The first teaching was in Science. The colleges were willing to give up that, and they did give it up. So that with teaching there came the necessity of a site and the necessity of buildings. Accordingly in the year 1898—that is a long time ago—we can call it roughly 1900, some 26 years ago (these buildings were finished on this site in 1901)—in 1898 the Provincial Government—a government that was very friendly towards the University at that time—made an offer to this University that it would transfer this piece of land on which these buildings now are, then known as the “old driving park”. There was a little race course on it in the early days, and the last game of lacrosse I played was in this little driving park. In the year 1898 the Provincial Government said to the University, “The Dominion Government is willing to turn over to this Provincial Government this old driving park for educational purposes and we are willing to turn it over to you for University purposes. Are you willing to take it?” That was the first offer. The offer from the Dominion Government to the Provincial Government was an inspired one, that is, it was offered by the Dominion Government because certain people who were interested in the University of Manitoba induced that government to offer it to the Provincial Government. I think also I may say that the thanks of this University and of this Province are due to the Honorable Clifford

Sifton for the part he took in having the transfer made of this piece of land on which these buildings are now situated. I want to tell you that when this site was accepted, it was only accepted after a bitter fight in the University Council. The Council was the governing body of this University, consisting of representatives from each of the affiliated colleges and from the alumni. What was the trouble? Well, our good friends of St. John's College thought that this site was too far from St. John's College. In 1898 this place on which we are now holding our meeting was on the outskirts of Winnipeg. They wanted a "central" site. I have kept a scrap book connected with University matters, I have kept it since away back in 1894, and I look up my old scrap book and I see these headings and I read them to you because it gives you something of the "romance" of the University about which Mr. Machray was speaking.

Free Press—October 28th, 1898.

"University Crisis—A vigorous protest from the representatives of St. John's College.—The policy of a gradual withdrawal of St. John's College from the University outlined as a future necessity."

The question was debated at successive meetings from May until November and we had some bitter fights. I could read to you the official protest that was filed by the Council of St. John's College, by the students of St. John's College, and the Archbishop of Rupert's Land against the acceptance of this site because of the distance it was from St. John's College. The Bishop of Qu'Appelle moved this site be not accepted—"That as the proposed site is not in a central position and therefore not suitable for the purposes of this University the part of the report referring to site be not adopted". The actual vote on this site was taken on the 10th of November, 1898, and this present site was adopted and the gift of it accepted by a vote of 15 to 14. Of course there were quite a number of the Council who were in favor of it but they were not there. There was some talk about the withdrawal of St. John's College but that kind of talk evaporated as does our snow when the warm sun of spring appears, and we have never had in the University from that day to this any more loyal assistants in the work of the University than St. John's College and those who have been connected with it, and we have never had a finer body of students than have passed through the halls of St.

John's College. I mention this crisis in the history of the University Site question to show that a site which may today seem most inconvenient may, as the city expands, become one that is quite central and convenient.

Tuxedo Park Site

As the University expanded we took on more teaching, and it was not very long until some of the new blood infused into the University with the accession of teaching—(our good friend Professor Buller whom I see before me being one of our first professors)—started to agitate for larger premises. In 1906, two years after he had arrived here, Dr. Buller started to agitate for a larger site for this University and he published that year certain articles in the "Manitoba Free Press" and a pamphlet called "The Site Question of the University of Manitoba". In these articles and pamphlet he urged that the present site was too small, pointed out what in his opinion was required in the way of area for the future needs of the University, and suggested a definite site at Tuxedo Park. He urged immediate action in the matter.

That was the first real agitation in connection with the University for a larger site. Then in 1907 a communication was received from Mr. F. W. Heubach enclosing copy of letter he had written to the Free Press in which he offered, on behalf of the Tuxedo Park Company, to donate 150 acres for a University site on the Tuxedo property near the new City Park. A Committee was appointed to consider that site and any other suitable site that might be offered. There was an element in the Council in those days who considered that the selection of the site should be to a large extent affected by the teaching to be done. And matters drifted along till December 1909. Then the Council passed a resolution favoring the acceptance of the Tuxedo Park Site. A Committee was appointed to confer regarding specific terms. The situation was complicated by the offer of another site in East Kildonan of about 50 acres on the Red River, which site, in the opinion of the Council, was too small, and it was not accepted. The question was also complicated by negotiations with the Government with respect to financial support. One of those resolutions that was passed by the Council (and by the way the minutes of the University show that these negotiations with the Government eventuated in no definite understanding), but one of the

resolutions pointed out the necessity of conferring with the Government. It reads as follows:

"WHEREAS the final choice must rest upon the Government, as, if any site is chosen, large expenditure is involved and the University cannot meet such expenditure, the Council brings before the Government the fact that it has been offered the following free sites: The Heubach site and the Kildonan site, etc. and would ask the Government for a conference with a Committee so that the question of sites may be disposed of."

This resolution was proposed by Mr. J. A. Macbray and seconded by Mr. Isaac Pitblado in 1910. That was an exceedingly advisable resolution. And just as truly as it was in 1910, so it is today, that the final choice of a University site must rest with the Government, and why? Because the only expenditure which can be obtained for building comes through the Government from the Legislature. The Government must be back of it. Therefore, anybody—the Council of the University, the Board of Governors or anyone else that is taking up building, or taking up the question of a site on which the University is to build, must take up the question with the Government, and have the approval of the Government. In 1910 we had those negotiations with the Government and they did not amount to anything, so on the 7th of October, 1910, the Committee brought in a report recommending a definite agreement with Mr. Heubach for the Tuxedo Park Site. In this agreement there was a recital of an offer of the site and the acceptance of the site. Then the University agreed to spend, within a year, about \$20,000 in improving the site. Within six years \$75,000 was to be spent on buildings and half the property would be transferred. Within eight years another \$75,000 was to be spent and the balance of the property would be transferred. There were conditions as to how the buildings were to be erected and an express provision providing that the affiliated Colleges should be granted free sites of I think not less than five or more than ten acres for the purpose of having buildings erected thereon. The lands of course were to be used solely for educational purposes. That was the University agreement that was made in 1910. So if in 1910 you were to have gone to the Chancellor of the University or to the Chairman of the Council of the University and had said, "Where is the University site?" The answer would have been,

"It is the Tuxedo Park site. We have an agreement in regard to it and we have accepted it."

St. Vital Site

And so matters ran along till 1913. I am reading now from the "Historical Notes of the University"—"In January, 1913, after it had become apparent that the Government would not provide money for the erection of buildings on the Tuxedo Park site, and the Council had shown itself unwilling to accept the alternative proposal that the Government expropriate land adjacent to the Broadway property for a permanent University site in the heart of the City, a suggestion was received from the Government that it would convey to the University, if the Council would make request therefor, a tract of land at St. Vital for a University site, being some 137 acres lying between the Agricultural College grounds and the Red River, and would proceed to erect and equip at the earliest possible date an Engineering building or buildings thereon."

What was the University going to do? You cannot build a University unless the Government provides the money and as the Historical Notes show, the Government would not give any money to build except on the St. Vital site. The University Council said, "beggars cannot be choosers," and so they decided to accept the St. Vital property; and the Government granted to the University this 137 acres East of the Agricultural College buildings. There was a great outcry in the papers of the day. There was talk about a "perambulating" University. There was some claim, and I am quoting language that was used in the papers, that "the location of the University had been made subservient to a group of land speculators closely in touch with the powers that be." But at any rate the University took a patent of that site. Now nothing was done in the way of building on that property. The idea of the Government at that time was to build \$200,000 worth of Engineering buildings. The War broke out in 1914, and nothing was done. The University carried on, on the old site, gradually gathering in the Old Law Courts Building, the old Deaf and Dumb Institute on Portage Avenue, using the old Parliament Buildings and finally getting new temporary buildings upon this space, and nothing further was done in the way of site or permanent buildings.

Reorganization of the University

A change of Government occurred, and by the way changes of Government seem to have affected the University. We have been on the whole fortunate in the Governments we have had. They have been as a rule very friendly toward the advancement of the University. But a change of Government has sometimes meant a change of policy, and so there was, when the Government came in in 1915, a change of policy as far as the University was concerned. The Government of that day decided to reorganize the University along lines long advocated by a majority of the University Council. So in 1917 the University Amendment Act was brought in by which the University of Manitoba was made a Provincial Institution in every sense, as a University ought to be, and was to be governed, not by a Council appointed by the affiliated Colleges or elected by the Graduates, but by a Board of Governors appointed and directly responsible to the Government of the day. Your first Board of Governors was appointed in 1917 and that Board first met, I think, in May of that year. That I think was the most important event that ever happened in the history of the University of Manitoba. The site was one of the matters that was turned over to this Board of Governors for solution. It was one of the matters referred to by the Minister of Education in his speech on the University Amendment Act Bill. The first Board of Governors consisted of J. A. Macbray, R. T. Riley, Sir Augustus Nanton, Dr. H. H. Chown, Dr. James McKenty and myself, all of Winnipeg, A. J. Cotton of Swan River, J. R. Little of Brandon, and Wm. Iversach of Isabella.

Tuxedo Park Site Selected

by the University and the Government in 1919

One of the first things which the Board did was to keep alive the option, if I may call it such, or the agreement, with the Tuxedo Park people so that it would not lapse until the Board of Governors had had an opportunity of considering all the sites and of dealing with the matter. Then the Board of Governors proceeded to look into and examine and consider all three sites that it had before them. As to the Broadway site, it had plans made—at that time the Mall was under consideration.—It had plans made to show what available use could be made of this Broadway site;

how many acres could probably be obtained. Plans were prepared by Professor Stoughton, our Professor of Architecture, to indicate in what way we might use this site. As to the other sites, all the members of the Board of Governors visited and inspected the Tuxedo Park site and the St. Vital site. Then in November, 1918, about a year and a half after they had been appointed, they decided that the time had come (the War was then over and the influx of students very great) when something had to be done to solve and settle the site question. I may say that, so far as the St. Vital site was concerned, it was further away than the present Agricultural College buildings. The buildings are a considerable distance—about three quarters of a mile, I think, from the Pembina Highway and the University site begins some distance back of these buildings. I want you to bear that in mind when considering the resolutions that the Board of Governors passed when they dealt with this problem. First, on November 21st, 1918, there was a resolution passed by the Board of Governors. "The Board then proceeded to consider the question of University site. R. T. Riley gave notice that at the next meeting of the Board he would move that the Board declare its judgment that the present University site, with such extensions as there is reasonable expectation of being able to secure in the vicinity, would prove inadequate for the future needs of the University. The Chairman and Vice-Chairman of the Board were appointed to interview the Government and ascertain its opinion as to future relations of the University and Manitoba Agricultural College and as to the financial support that would be accorded the University for development with respect to buildings, equipment, etc. The same Committee was requested to negotiate further with Mr. D. R. Finkelstein of the Tuxedo Holding Company with respect to the continuation of the University's option on the Tuxedo site." (Extract from minutes of the Board.)

The Board proceeded to do exactly what it ought to do. First it appointed a Committee to consider what was to be the relationship between the Agricultural College and the University. There was only one body that had anything to do with the Agricultural College. It was the Government, and before we started in to select any site at all we had to appoint a Committee to go and get information on that point and to see what support we were to get for buildings, etc. That Committee reported on the 12th of December, "it was agreed that in view of the difficulties attending

the selection of a site the Board of Governors endeavor to arrange an interview with the members of the Government or with a Committee thereof, to discuss the whole matter of selection of a site." And so on the 15th of January there was a meeting between the full Board of Governors of the University and the representatives of the Government, and, according to the minutes of the Board at that meeting, "matters affecting the choice of University site were discussed". I may say that the Board learned that there was no intention on the part of the Government either to amalgamate these two institutions or put the administration of the two under the Governors of the University. The Governors of the University were not appointed to administer the Agricultural College or to define the policy of the Government in respect thereto, but were appointed to administer the affairs of the University under the Statute. But before selecting a site for the University, they had to know what the policy of the Government was in regard to matters of that kind, because it might affect the judgment of the Board in deciding what should be done in regard to site. At a meeting of the Board on the 15th of January, after the interview with the Government, three resolutions were passed:

- (1) "The Board declared its Judgment that the present University site, with such extensions as there is reasonable expectation of being able to secure in the vicinity, would prove inadequate for the future needs of the University."
- (2) "That the preference of the Board of Governors is for the Tuxedo Park site if satisfactory arrangements can be made with the owners thereof."

That resolution was put in that way because we had not made any specific terms as to building, etc. with the owners of the Tuxedo Park site and all we could say was that that was our "preference".

- (3) "That in event of the Tuxedo Park site for any reason not being satisfactorily arranged for, the Board would be prepared to consider the St. Vital site, but only on the condition that the land in front of the present Agricultural College (i.e. to the west) would be available for University buildings".

On the 16th of January, 1919, copies of these three resolutions were sent to the Minister of Education. We had to take up with the Tuxedo Park Company what satisfactory arrangements could be made with regard to this site. They said, "You have had this site since 1910—this is 1919. You have had it for nine years. You have paid no taxes, you have held it and you have not done any building. We want some building in good faith on this property if we are to let the University have any more time." They said also, "What about your future building program?" It turned out that the Province of Manitoba wanted a School for the Deaf and so after repeated negotiations about 30 acres of the Tuxedo Park site were taken over by the Government. They were to build a school for the Deaf which was accepted by the Tuxedo Park Company as present building requirements of the University. The University got an immediate transfer of the land from the Tuxedo Park Company, and entered into a contract that that site was to be the future site, the main site, of the University of Manitoba, and that building would be started within seven years. Now those agreements were entered into on the 11th of November, 1919. The Board of Governors of the University could not enter into an agreement of that kind without the approval of the Government, but more than that it had to have the express approval of the Governor in Council and an Order in Council was passed by the Government of the day reciting the bargain which had been made and confirming and ratifying the agreement entered into between the Minister of Public Works of the Province of Manitoba and the Tuxedo Park Company lending the Government to build the School for the Deaf and authorizing the University of Manitoba to enter into this agreement accepting the Tuxedo Park site. Now that was all done, approved formally closed up, signed, sealed and delivered on the 11th of November 1919. Well then, if you asked me on that date "What is the site of the University of Manitoba?" I would have said "It is the Tuxedo Park property." If anyone had asked the Board of Governors they would have said, "It is the Tuxedo Park property." If anyone had gone to the Premier and said "What is the site of the University of Manitoba?" he would have answered, "The Tuxedo Park site." Your Board of Governors at once made a public announcement of it again. In February 1921 the Board of Governors of the University as a body, at the suggestion of the Minister of Education, met the members of the Legislature of the Province in

committee and spent a morning over University matters, and this whole question of a site was then explained fully to the members of the Legislature. I would have liked if I had had time to refer to the reports of the Board of Governors of the University made to the Minister of Education and I think under the Act presumed to be tabled in the House year by year after the year 1918. In our first report for 1918-1919 the Board of Governors said this:

"The choice by your Board of the Tuxedo site as the permanent site of the University was reached after long and careful consideration of the advantages and disadvantages of the various sites available for the purpose. The close of the war and the necessity for immediate and definite provision for University expansion to meet the demands of an era of reconstruction, brought it home to the minds of the members that they must clear the way by a decision with respect to the problem that has too long occupied the forefront of educational planning in Manitoba. It is not necessary in this report to detail the arguments that influenced the final decision. Suffice it to say that, with the approval of yourself and your colleagues of the Government, an agreement has been entered into with the Tuxedo Holding Co. by which the title of the property known as the "Tuxedo Site" will be transferred to the University, upon payment of certain arrears of taxes and subject to certain conditions with respect to the use of the property as the main site of the University, the character of the buildings to be erected thereon, etc."

In October 1919 when the Board of Governors made this report everyone knew where the new site of the University was.

Then in 1919-1920 the Board, again referring to the site, went on to speak about "this enormous responsibility and remembering, as well, the insistent demands of the growth of the old-line University courses, it is incumbent upon your Board to say, in concluding this report, that the time has come when the Government and the Legislature must look definitely towards the preparation of plans for a permanent building scheme for the University on the Tuxedo site. It will take some time and study to arrive at a satisfactory general plan for such an undertaking and this makes it all the more necessary that a beginning be made

at once. The expanding educational needs that the University has already undertaken to supply and the others that are now at her doors clamoring for attention will, we fear, have far exceeded in their demands for accommodation the temporary structures and adapted quarters the University at present occupies, before new and permanent ones are provided, even if a study of plans for them is begun at once and the work of erection subsequently pushed forward with the utmost despatch. We cannot, therefore, too strongly urge that at the forthcoming session of the Legislature provision be made for initiating the work of developing the Tuxedo site as the permanent home of the University of Manitoba." In 1921 we called attention to the amount that should be arranged for and urged that we should start getting the plans ready. In fact every one of the reports of the Governors after the year 1918-1919 dealt with the fact that this Tuxedo Park site had been chosen and urged the necessity of doing something about plans so that when the time came the buildings could be gone on with as expeditiously as possible.

Report of Commission recommending St. Vital Site

What is the next step then? We have the site selected, what are we here for? We again have another change of Government and the new Government in 1923 appointed a Commission to consider among other things "the possibility of readjusting the relations of the higher institutions of learning so as to provide for their extension in the future, lessen the burden of their support, and increase their service to the Province". That Commission reported in 1924 and, as to the University, made two recommendations (1) That there should be amalgamation of administration of the Agricultural College and the University, and (2) That the two institutions should occupy the same site. I quote from p.28 of the Report "To effect the economies desired and to carry out the closest co-operation between the University and the Agricultural College, both institutions should be under one management and on the same site. A single Board of Management, whether the institutions are together or six miles apart, is desirable to prevent duplication, eliminate waste and secure better co-operation. A single Board for two institutions three or more miles apart has worked well in Minnesota and Nebraska. To obtain the best results, educational as well as financial, both

institutions should be on the same site, sharing in the use of one group of buildings. To make this possible the University must move, for the College of Agriculture can not move without sacrificing an expenditure of \$4,000,000 for land and buildings.'

I should also like to read from that report on page 33. After having discussed what ought to be done, the report goes on to say, "This Commission, in considering the reduction of expenditure by the co-operation of the Agricultural College with the University found themselves confronted with the question—Does the agreement preclude the selection of any other site than Tuxedo by the University?" What agreement? The agreement of the 11th November 1919, the agreement by which the University accepted the Tuxedo Park site. And the report goes on—"e) Does the Agreement Preclude the Selection of Another Site? Section 1 of the agreement reads: "The University hereby covenants and agrees with the Company that the said lands and premises shall be used in the future as the main site for the buildings of the University." If the University is precluded from selecting another site or retaining its present site as the main site, does the agreement compel the University to build and enter upon the Tuxedo site?" Section 2 reads: "The University further covenants and agrees with the Company that within seven years from November 11th 1919, the University will begin the erection of the University Buildings upon the said land in pursuance of such plan or scheme as may from time to time be approved by the University." Then the Report goes on—"Mr Pitblado, Chairman of the Board of Governors, who had taken an active part in the negotiations leading to the agreement, appeared before the Commission at their request, and gave evidence, not as a representative of the Board but in his personal capacity, and said: "So far as the Government of the Province of Manitoba is concerned, and so far as the University is concerned, the Tuxedo Park site has been selected as the site of the University and we are under covenant and contract. In 1917 we were under no covenant to build but under the new agreement with Mr Finkelstein we are. He would not give us such an agreement unless we entered into a covenant that we had to build." When Mr Pitblado was asked "Would that oblige the legislature in the future to give us a couple of million of dollars for building?" he replied 'No.' He added "It would probably affect the land en-

dowment of the University. If there was default then we had an endowment which might be available to satisfy the claim made against us." From this, the report goes on to say, "it appears that the agreement is a contract binding upon the University, but that it does not oblige the legislature to vote the money required by the University to carry out the contract. In that event the University would be liable to an action for damages. The Commission have reason to believe that competent legal opinion would hold that the court would not order specific performance of the contract requiring the University to build or to retain the Tuxedo site. What would be the nature and the amount of the damages that the Company might claim or the court might award in case the University did not obtain release from the agreement, is a matter of conjecture." The report goes on "Your Commission holds that no temporary inconvenience due to a change of site or immediate loss from a possible claim for damages should deter the government or the University, which seeks to serve the province, from considering and adopting any policy for the readjustment of the relations between the College of Agriculture and the University that would result in greater and more permanent benefits to the people of Manitoba. The Province of Manitoba, through its representatives, must make a decision at an early date between the prospect of possible damages for failure by the University to carry out the agreement and the benefits that will follow from union of the College of Agriculture with the University."

The recommendation is that the Government of the Province of Manitoba has to make some decision. What is the decision? The decision is, that they break the contract with the Tuxedo Park people, take the risk of the damages that might come from that and go ahead with the University buildings on the Agricultural College site. Doubtless the members of the Commission were satisfied that that was in the best interests of education in the Province. Tonight I am not questioning this recommendation, but I am trying to put before you historically what took place and the present position of the matter.

The Government and the Legislature adopted the first recommendation of this Commission, that is, that the Agricultural College and the University should be amalgamated so far as administration goes, and so in 1924 legislation was brought in

and passed by our Parliament here making the Agricultural College in effect a Department of Agriculture of our University and putting its administration under the Board of Governors of the University. The Board of Governors, since 1924, have been administering both the Agricultural College and all the other Departments of the University of Manitoba. But no action has as yet been taken on the site question. No action has been taken as was suggested in this Report of the Commission. And I call attention here to a resolution that was passed by the Board of Governors of the University on the 4th of April 1924. It was the meeting of the Board at which they received notification that the amending statute had been passed and that the administration of the Agricultural College had been placed in the hands of the Board. They passed this resolution: "The Board of Governors in accepting the administration of the College of Agriculture under the statute passed by the Legislature at its present session respectfully draws the attention of the Government to the contract that was entered into with the approval of the Lieutenant-Governor-in-Council between the University and the Tuxedo Holding Company on the 11th of November 1919 and points out that by this contract the University is obligated to commence fulfilment of same on or before the 11th of November 1924. The Board of Governors would respectfully ask that the Government should intimate as soon as possible to the Board of Governors the intention of the Government with regard to the fulfilment of the said Contract." The Contract that was made was made not only with the approval of the Government of the day but that Government was a direct party to the arrangement. It erected the Deaf and Dumb Institute as the present building requirements on the part of the University. If that contract is to be departed from, it must be with the suggestion and on the advice of the Government. The report of the Commission is that "the Province of Manitoba through its representatives must make that decision" but so far as I am aware, since April 1924, there has been, as I believe no reply as yet from the Government as to what the Government or what the Legislature intends to do insofar as that contract which the Board of Governors of the University has entered into is concerned. In that connection, I am just going to read what was said in the editorial columns of the Manitoba Free Press on the 30th of January 1924 regarding the site of the University under the heading "The University site at Tuxedo."

"There is, for instance, the entanglement of the Tuxedo site, which is now the property of the university, subject to building conditions. The University would never have looked for a site separate from that of the Agricultural College if the policy of keeping the institutions apart had not been definitely laid down and emphasized by the Government. In those days the Agricultural College, in conformity with the will of the government and the instructions of its governing board, would have no dealings with the University, it would not even take degrees from the University for its graduates. The University looking for a site for future expansion, accepted the offer of 160 acres at Tuxedo. It entered into an agreement with the owners of the Tuxedo site in 1910, good for eight years, and this was replaced in 1919 by a contract of a much more formal and binding character. By this arrangement the province got clear title to twenty-six acres of ground upon which to build the Deaf and Dumb Institute, and the remaining 134 acres were formally transferred to the University, the engagement to begin building by 1926 being inscribed on the records. Nor is this simply a contract with the University. Under the University Act the government was a party to the arrangement, and both agreements—that relating to the site for the Deaf and Dumb Institute and that dealing with the University site—were formally confirmed by the Government of the Province by Order-in-Council."

"These facts make it clear that there is a much greater difficulty here than the Educational Commission realized when it made its recommendation, which amounts pretty much to a suggestion that the University should forget about its Tuxedo commitments. Obviously there is no such easy road out as this. This is a phase of the University problem which will require consideration, and it is only one of the several difficulties that will have to be surmounted before the merger of the College and the University can be brought about."

Site Should be Settled

Now, I say, ladies and gentlemen, that we do not now know where we are, and I am frank and free in discussing it because I am no longer a member of the Board of Governors of this University. I am an old student of the University and I am

interested in this University just as you are interested. The important thing in the interests of the University is that the site should be settled once and for all and that the site of the University should not be changed as the Government of the Province changes from time to time. Expansion cannot be made in the right direction until that site is determined. Select if you will the Agricultural College site but let us have the matter determined once and for all so that any self-respecting Board of Governors can tell where the future site of the University is. I say that this matter should be settled in the interests of higher education, and the Commission itself was of that view because it said on p.10—"With classes scattered over a radius of three miles housed in old temporary buildings devoid of many of the conveniences that make for a vigorous and stimulating academic life the University of Manitoba stands in greater need of adequate buildings on a fitting site than any other University in Canada. With an attendance in Arts and Science second in numbers among the English Universities in Canada, and with professional schools of high standing the University has neither a site suitable for expansion nor buildings that can be regarded as other than temporary. Further until a definite policy with regard to site and development is adopted no allied or affiliated college can embark on any plan for expansion without serious risk of endangering close relations with the University and of sacrificing considerable sums of money." I agree thoroughly with that language in the Commission's report. The matter should not be delayed should not be allowed to drift. If the Government of the day, after consulting the Board of Governors of the University feel that the report of the Commission should be adopted the only logical thing to do is to adopt it and let this large body of alumni get in behind the University and try to assist its progress. But why is it that your Alumni Association is so inactive? One of the reasons is because the members of the Association do not know what the policy of this University is insofar as advancement is concerned, advancement along the line of building and of expansion and, as Mr. Macbray says, along the line of getting a real stimulus in the way of public opinion behind the University of Manitoba.

Broadway Site Again

Before leaving the subject I want to say one more word. A number of people have suggested to me that if the Tuxedo Park

site is to be abandoned and the matter is to be reopened, they thought there should be consideration again given to the present Broadway site. Well, you know, persons' ideas change as the years go on. One person who spoke to me was a man who was heretofore unfavorable to this site and who thought that it was entirely inadequate for the building needs of the University. In the last few years types of University buildings have changed. Some of the larger Universities of the United States are building on the skyscraper plan instead of the old type of buildings. I am told that Columbia and Pittsburgh are doing so. It may be—and I am not giving it as my opinion—that if the Tuxedo Park agreement is to go by the board, consideration should be given to the lands that are available on this Memorial Boulevard which we are to have, with an idea of seeing again what kind of buildings could be built here which would provide classroom space—something of the high skyscraper style if you will, but such as would not interfere with the beauty of the Memorial Boulevard, or be out of harmony with our beautiful Parliament Buildings. I promised the people who spoke to me that I would mention that tonight, and I think that anyone who is considering the matter ought to see if there is any value in the suggestion. The present buildings we have could be used to their absolute limit. The old Court House could be used as long as there is any life in it, and it might last a considerable length of time.

I am not suggesting here to you tonight what site should be chosen, but I am saying, Select one and get done with it.

Now I would have liked to have said something more about the value of the University to the community, particularly in view of some resolution I saw passed by our friends of the Winnipeg Board of Trade. I think others should follow that up, the value from the educational standpoint, the value from the cultural standpoint, and, insofar as the merchants of the city of Winnipeg are concerned, the value from a monetary standpoint. Where do you suppose the money goes from 3500 students attending the University of Manitoba? One of the big assets of the city of Winnipeg today is the University of Manitoba, and I would like our friends of the Board of Trade and our friends all through the Province to realize that we have what is not only a big asset to the City, but a big asset to the Province.

Before I close, I want to say that, while I have been speaking to you about the site of our University, the value of a University is not to be measured by its buildings or by its endowment or by the number of its students or by the genius of its professors (and we have a wonderful body of University professors) nor is it to be measured by the fields of work which the curriculum covers, but rather by the calibre and the character of the men and women that go forth from the University halls. And I desire to say, having had a knowledge of this University for a very long time, that, measured by that standard and measured by the influence that the University and its graduates exert on the life of the community, this Province has every reason to be proud of the University of Manitoba and of the work it has accomplished.





